



## Request for City Council Committee Action From the Department of Public Works

Date: August 1, 2002

To: Transportation and Public Works Committee

**Subject:** Cost increases for the Wick Drain contract at the Heritage Park Project, Phase 1.

**Recommendation:** Approve Change Orders Request #1 - #34 and extra work order #1, for a total sum increase of \$254,270, reduce original contract by \$80,000 due to reduction of work required, resulting in a net increase of \$174,270. Further increase the Wick Drain contract amount by \$174,270 with Max Steininger, Inc., (Fund –Agency –Org 4100 970 9719), contract number 17192.

**Previous Directives:** At the City Council Meeting of August 20, 2001 an adjourned session of the regular meeting of August 10, 2001, the following actions were approved by City Council:

1. Received a petition from the Minneapolis Public Housing Authority (MPHA) requesting the City to contract for wick drain installation, on behalf of MPHA, within the Heritage Park/Near Northside Redevelopment Project, Phase I.
2. Accept low bid received on OP #5684 (Petn No 267195), submitted by Max Steininger, Inc., in the amount of \$798,790 to accomplish installation of wick drains for the Near Northside (Heritage Park) Redevelopment Project, Phase I.

Prepared or Submitted by: Robert J. Carlson, PE, Engineer II ½ Phone 673-3614

Approved: David J. Sonnenberg, P. E., City Engineer, Director of Public Works

By: Brian Lokkesmoe \_\_\_\_\_

Presenters in Committee: Brian Lokkesmoe, PE

### **Financial Impact** (Check those that apply)

☐ No financial impact - or - Action is within current department budget.

(If checked, go directly to Background/Supporting Information)

☐ Action requires an appropriation increase to the Capital Budget

☐ Action requires an appropriation increase to the Operating Budget

☐ Action provides increased revenue for appropriation increase

☐ Action requires use of contingency or reserves

☒ Other financial impact (Explain): Lois Eberhart, Project Manager, Heritage Park Open

Space & Infrastructure has determined that no additional appropriations are required, existing funding will cover the additional expense.

☐ Request provided to the Budget Office when provided to the Committee Coordinator

### **Background/Supporting Information**

The City was asked to contract for the wick drains on behalf of MPHA and the developer McCormack Baron and Associates. The Wick Drain procedure is a method to accelerate consolidation of below ground soils that contain a lot of water, thus when completed will provide a good base for housing foundations. When the developer's consultant put the wick drain plan together it was thought that the site had been totally cleared, above as well as below ground. We had assurances from MPHA that they had removed the foundations when they had the buildings

demolished. Either MPHA did not remove all the building foundations or other previous foundation had been left in the ground. In the attempts to push the wick drains up to 35 feet in the ground, numerous obstructions were found. The wick drain apparatus is not built to push through concrete, asphalt or for that matter very dense hard soil, thus we had to dig out the obstruction, replace the soil and compact it. To further complicate the matter, we found soil contamination when excavating the obstruction and we also had petroleum vapors coming from installed wick drains. All which our environmental consultants determined had to be removed.

The vast majority of the additional expenses are due to the above said unanticipated soil contamination, unanticipated foundations, asphalt driveways/parking lots, other below ground obstructions and to wet weather conditions. Attached is a summary of the extra work and associated cost. No appropriation increase is required.

cc: Council Member Johnson Lee, 5<sup>th</sup> Ward  
Lois Eberhart, Project Manager, Heritage Park Open Space & Infrastructure